

Minutes of Perrysburg Planning and Zoning Committee

Meeting Held July 22, 2025

CALL TO ORDER - 5:00 PM

The meeting was called to order by Tim McCarthy at 5:00 p.m.

ROLL CALL

Committee members present were Tim McCarthy, Cory Kuhlman and Barry VanHoozen. Also present were Joe Fawcett, City Administrator, Tim Effler, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF JUNE 24, 2025 MEETING MINUTES

Mr. Walters corrected a sentence under "Other Business" in the previous month's meeting minutes. The last sentence should read that Planning and Zoning will handle maintenance concerns and the Police will handle noise complaints.

There being no objections to this change, the minutes of the June 24, 2025, meeting were approved 3-0.

REZONING REQUEST

R3 (Single Family Residential) to R5 (Two Family Residential)

500 Sandusky Street (Parcel Q61-000-902109002000)

0 Sandusky Street (Parcel Q61-000-902109001000)

0 E. Fifth Street (Parcel Q61-000-902109003000)

0 E. Fifth Street (Parcel Q61-000-902109004000)

Aaron Schoen spoke about his four parcels that are located on the corner of Sandusky and 5th Street. Mr. Schoen would like to re-zone these parcels to R5 (Two Family Residential) to construct two two-family duplexes. The Committee members thanked Mr. Schoen for keeping with the project. The Committee agreed 3-0 to recommend this rezoning to City Council.

REZONING REQUEST

PBP (Planned Business Park) to C4 (Highway Commercial)

19.5968 acres of Parcel Q61-400-190000005500

(Southeast corner of Roachton Road and SR-25)

Brian McMahan spoke on behalf of the property owners of the property located on the southeast corner of Roachton Road and Dixie Highway. The parcel owners would like to rezone this property to C4 (Highway Commercial). Mr. McCarthy asked for some clarification on the location of the area that would be re-zoned. Mr. McMahan stated

that it is the northern portion of the parcel. The Committee agreed 3-0 to recommend the rezoning to Council.

CODE AMENDMENT - MEDICAL MARIJUANA

Mr. Effler informed the Committee that he requested that Medical Marijuana be discussed again in order to get legislation in place before the moratorium expires on October 8, 2025. Mr. Effler spoke about three different routes, one being a complete prohibition of adult-use and medical marijuana dispensaries, two would prohibit adult-use but allow for medical dispensaries in the City, and three is to extend the current moratorium. Mr. Effler stated that if the moratorium expires, then it is possible to have a dispensary license issued without City approval, and instead it would become a General Election ballot measure.

Mr. McCarthy asked how long the moratorium would be allowed to be extended. Mr. Effler said that it is up to Council on how long it could be extended. Mr. Effler said that if the Committee decides to extend the moratorium, he would suggest April 2026 as the expiration date. The Committee agreed 3-0 to recommend extending the City's moratorium on marijuana dispensaries to April to City Council.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:17 p.m.

Respectfully submitted,



Tim McCarthy, Chairperson
Planning and Zoning Committee

Next meeting is scheduled for Tuesday, August 26, 2025 at 5:00 p.m.